



FARRINGDON ROAD, LONDON, EC1M  
£900,000 LEASEHOLD APPROX. 970 YEARS REMAINING

**Winkworth**



## FARRINGTON ROAD, EC1M

Situated on the first floor of this Grade II, red brick, Gothic style Victorian building on Farringdon Road is this spacious two bedroom, two bathroom apartment.

The flat just shy of one thousand square feet comprises of two double bedrooms with ample built in storage, two large bathrooms and separate kitchen living rooms.

The apartment is located only minutes from Farringdon Station as well as the Leather Lane, Exmouth Market and is within easy access to the City and the West End.

Approx. 970 years remaining on the lease

Service Charge: £3,360 P/A

Ground Rent: £200 P/A

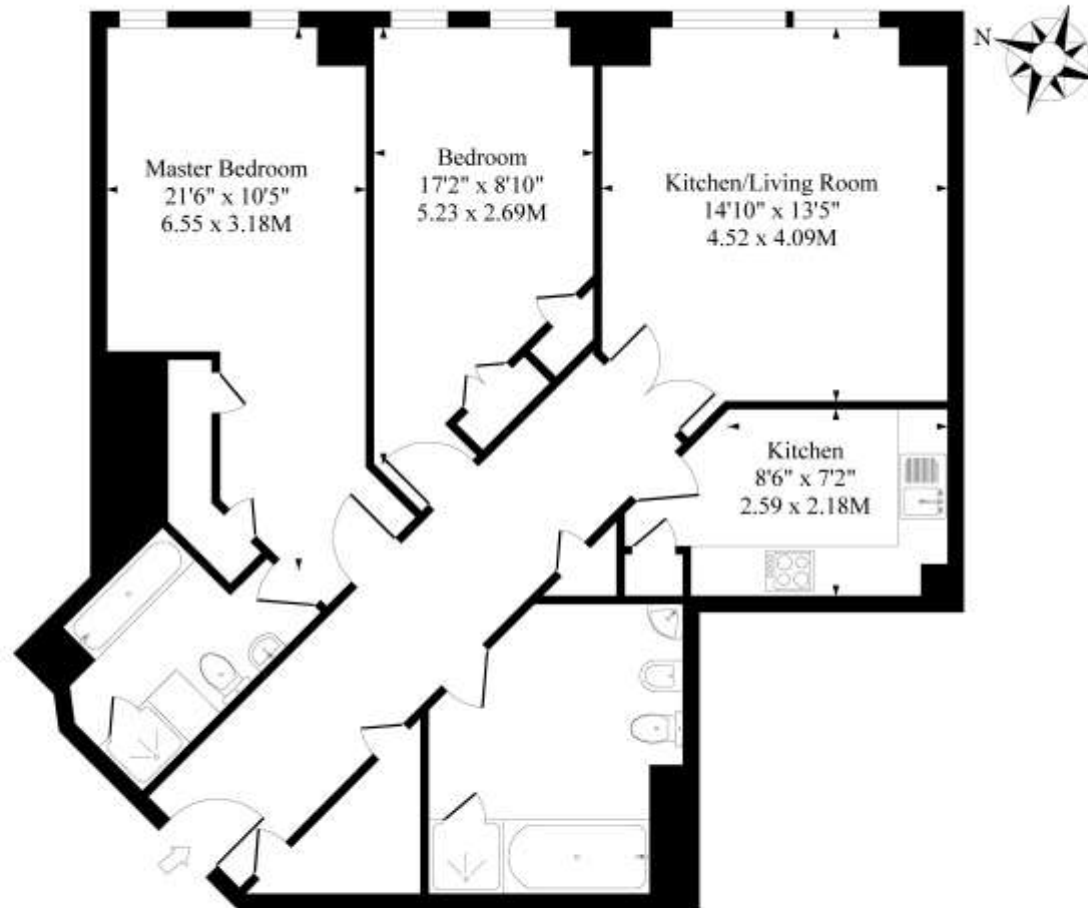
Council Tax Band G







## Farringdon Road EC1



First Floor

Approximate Gross Internal Area 988 Sq Ft - 91.75 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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